ATTACHMENT C C-1



## Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave. Ocala, FL 34471 Phone: 352-671-8686 Fax: 352-671-8687

December 15, 2024

MARION COUNTY GROWTH SERVICES DEPARTMENT KEN WEYRAUCH 2710 E SILVER SPRINGS BLVD OCALA, FL 34470

SUBJECT: STAFF REVIEW COMMENTS LETTER

PROJECT NAME: NORTHE POINTE MOBILE HOME SALES

PROJECT #2023090065

APPLICATION: ZO ZONING CHANGE #32164

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, December 15, 2024.

DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to rezone from B-2 to B-4. Parcel# 3564-032-000 is currently zoned B-2 and is a total of 2.23 acres in size. There are no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. Per the MCPA, this parcel currently has 17,365 SF of impervious coverage. This site will be subject to a Major Site Plan when its existing and proposed impervious coverage exceeds 9,000 SF.

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: There are no traffic concerns with this request. The parcel is already zoned for B-2. Most of the highest traffic generating uses are allowed in the current B-2 zoning.

DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

**REMARKS:** No comments from ROW

DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: N/A

ATTACHMENT C C-2

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: N/A

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

**REMARKS:** Approved

DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: No tree removal prior to DRC site plan approval

**DEPARTMENT: UTIL - MARION COUNTY UTILITIES** 

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: PROPOSED CONDITION - MCU service area with available utilities (water/sewer). Sewer force main connection & private onsite lift station required upon development of this parcel. Water main connection across SW HWY 200 required upon development of this parcel.

**DEPARTMENT: ZONE - ZONING DEPARTMENT** 

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: The review will be conducted during the report-writing phase. However, B-4 is not consistent

with Commercial Land use.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Rezoning (non-PUD)

STATUS OF REVIEW: INFO

REMARKS: The review will be conducted during the report-writing phase. However, B-4 is not consistent

with Commercial Land use.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: FUTURE LAND USE DESIGNATION CORRECT

STATUS OF REVIEW: INFO

REMARKS: The review will be conducted during the report-writing phase. However, B-4 is not consistent

with Commercial Land use.

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: IS COMPATIBLE WITH SURROUNDING USES

STATUS OF REVIEW: INFO

REMARKS: B-4 uses are not consistent with Commercial Land Use

If you have any questions, please feel free to contact the Development Review Team at (352) 671-8682.

Sincerely,

**Development Review Team**